150.0	0006	0008.B	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 777,100 / 777,100
					USE VALUE: 777,100 / 777,100
					ASSESSED: 777,100 / 777,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RYAN VINCENT E/ETAL
Owner 2:	BLODGETT APRIL E
Owner 3:	
Street 1:	5 GRAND VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,200 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Clapboard Exterior and 2004 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6200.000	291,800	500	484,800	777,100
Total Card	0.142	291,800	500	484,800	777,100
Total Parcel	0.142	291,800	500	484,800	777,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.77 | /Parcel: 387.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	99510
GIS Ref	
GIS Ref	
Insp Date	05/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0006-0008.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	291,900	500	6,200.	484,800	777,200	777,200	Year End Roll	12/18/2019
2019	101	FV	232,000	600	6,200.	454,500	687,100	687,100	Year End Roll	1/3/2019
2018	101	FV	232,000	600	6,200.	375,700	608,300	608,300	Year End Roll	12/20/2017
2017	101	FV	232,000	600	6,200.	345,400	578,000	578,000	Year End Roll	1/3/2017
2016	101	FV	232,000	600	6,200.	315,100	547,700	547,700	Year End	1/4/2016
2015	101	FV	217,400	600	6,200.	309,100	527,100	527,100	Year End Roll	12/11/2014
2014	101	FV	217,400	600	6,200.	287,200	505,200	505,200	Year End Roll	12/16/2013
2013	101	FV	217,400	600	6,200.	273,300	491,300	491,300		12/13/2012

!11790!

PRINT

Date	Time
12/11/20	01:55:31

LAST REV

Date	Time
06/12/18	10:15:41
apro	
11790	

USER DEFINED

Prior Id # 1:	99510
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHORE STEPHANIE	29206-199		10/9/1998		225,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2016	1195	Siding	9,500	O				Hardy Board siding
5/12/2015	473	New Wind	6,971					
10/17/2012	1338		2,444	C				
4/24/2006	295	Addition	166,200	C		G7	GR FY07	ADD 2ND STRY RENO
6/16/2003	587	Manual	9,000					repair steps and p

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2018	MEAS&NOTICE	BS	Barbara S
4/18/2013	Info Fm Prmt	EMK	Ellen K
3/28/2009	Meas/Inspect	345	PATRIOT
1/13/2009	Measured	336	PATRIOT
1/29/2000	Inspected	264	PATRIOT
12/9/1999	Mailer Sent		
11/18/1999	Measured	272	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6200		Sq. Ft.	Site		0	80.	0.98	9									484,800						484,800	

Total AC/HA: 0.14233 | Total SF/SM: 6200 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 484,800 | Spl Credit | Total: 484,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	35	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.17395210
Const Adj.:	0.98343003
Adj $ / SQ:	121.222
Other Features:	82300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358508
Depreciation:	66683
Depreciated Total:	291826

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2				Baths: 1			HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

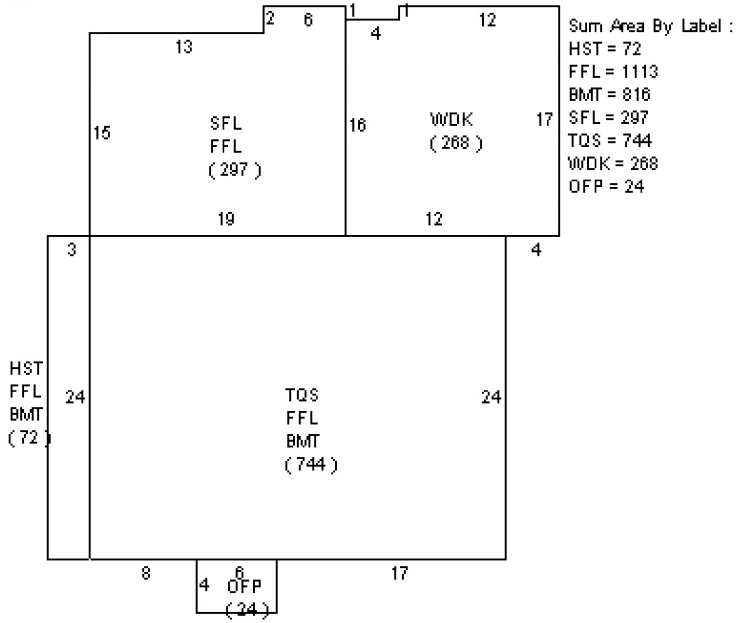
No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	121.22
Special Features:	0	Val/Su Net:	93.77
Final Total:	291800	Val/Su SzAd	145.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,113	121.220	134,921
BMT	Basement	816	36.370	29,675
TQS	3/4 Story	558	121.220	67,642
SFL	Second Floor	297	121.220	36,003
WDK	Deck	268	9.570	2,565
HST	Half Story	36	121.220	4,364
OFP	Open Porch	24	43.270	1,039
	Net Sketched Area:	3,112	Total:	276,209
Size Ad	2004	Gross Are	3334	FinArea 2004

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

150.0-0006-0008.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X14	A	AV	1985	4.48	T	27.2	101			500			500
2	Frame Shed	D	Y	1	8x10	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc